



PUBLIC NOTICE OF A MEETING

BOARD OF LOCAL IMPROVEMENTS

Wednesday, July 12, 2023

2:30 P.M.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

- I.** Call to Order / Declaration of Quorum
- II.** Approval of Meeting Minutes
 - a. May 17, 2023
- III.** Public Comment
- IV.** Alley Projects Update
- V.** Alley Projects Budget Summary
- VI.** New Business
 - a. Approve Assessment Method – New Petitions
- VII.** Old Business
- VIII.** Roundtable Discussion
- IX.** Adjournment

NEXT MEETING – August 9, 2023

Information about the BLI Committee is available at: www.cityofevanston.org. Questions can be directed to Paulina Albazi at 847-866-2950.

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MEETING NOTES

**Board of Local Improvements
Wednesday May 17, 2023**

2:30 P.M.

Lorraine Morton Civic Center, 2100 Ridge Avenue, Room 2404

Members Present: Edgar Cano, Shawn Pestka, Lara Biggs, Clerk Stephanie Mendoza, Noel Rodriguez

Members Absent: Hitesh Desai

Staff Present: Alexandra Ruggie, Bridget Nash, Paulina Albazi, Kathy Brown

Presiding Member: Edgar Cano

I. Call to Order / Declaration of Quorum

E. Cano calls the meeting to order.

II. Approval of Meeting Minutes

a. February 28, 2023 – Special Assessment Public Hearing 1529

L. Biggs makes a motion to approve the minutes from February 28, 2023. S. Pestka seconds the motion. All in favor.

b. March 8, 2023

L. Biggs makes a motion to approve the minutes from March 8, 2023. Clerk Mendoza seconds the motion. All in favor.

III. Public Comment

No Public Present

IV. Alley Projects Update

B. Nash provides the board with an update on the alley projects. Alley North of Grant, East of Hastings; North of Grant, East of Grey; and North of Emerson, East of Hartrey are complete and approval of the final rolls are on today's agenda for approval.

Staff is working with contractor on the final punch list items for the CDBG alley North of Emerson, east of Hartrey.

The alley North of Lyons, East of Darrow is currently ongoing, currently installing storm sewers.

The alley North of Chancellor, East of Asbury will likely be included in next years alley program. Legal is working on a court hearing for this alley.

Alley north of Leonard, east of Green Bay is on today's agenda for re-issuance discussion.

Alley north of Greenwood, east of Chicago has been issued. Petition will expire on August 4, 2023.

Alley north of Crain, east of Asbury and the alley north of Colfax, east of Bryant are on the agenda to discuss assessment methods.

There are currently 69 residents on the wait list for petitions.

V. Alley Project Budget Summary

B. Nash provides the board with an update on the alley budget summary. Final cost for special assessment alley 1527 and 1528 have been updated to reflect a surplus of \$66,153 with final cost coming in at \$257,201 for alley north of Grant, east of Hastings and \$318,116 for alley North of Grant, east of Grey. Alley north of Lyons, east of Darrow is currently under construction.

VI. New Business

a. Approve SA 1527 Final Rolls

B. Nash provides the board with the final rolls for special assessment alley 1527 north of Grant, east of Hastings. The per unit cost came out to \$5,840.61

L. Biggs makes a motion to approve the rolls. N. Rodriguez seconds the motion. All in favor.

b. Approve SA 1528 Final Rolls

B. Nash provides the board with the final rolls for special assessment alley 1528 north of Grant, east of Grey. The per unit cost came out to \$5,491.50

L. Biggs makes a motion to approve the rolls. N. Rodriguez seconds the motion. All in favor.

c. Approve Assessment Method – New Petitions

i. Alley North of Croft, East of Asbury

B. Nash presents the board with a hybrid cost assessment method for alley North of Crain, east of Asbury. The religious institution will be assessed using the area method and the remaining residential properties will be assessed using the unit method including properties along Croft.

ii. Alley North of Colfax, East of Bryant

This alley has a 16' right of way. There is park property belonging to the City of Evanston along the east/west leg and the remaining seventeen properties are single family homes. B. Nash is presenting the board with three cost methods for consideration. Legal informs the board that an eminent domain case is in process and will have an update in early June.

L. Biggs makes a motion to release the petition using the area method to calculate cost for the City of Evanston owned park property and the unit method for the single family homes. N. Rodriguez seconds the motion. All in favor.

VII. Old Business

a. Petition for Alley North of Leonard Place, East of Green Bay Road

At the last meeting this alley was discussed and the board was allowing property owners to provide proof that conversions occurred from multi family to a single family home. Staff allowed properties owners until May 7, 2023 to provide documentation that the conversions to single family home has occurred. 1415 Leonard provided documentation from 2013 showing this property was converted to a single family home.

B. Nash recommends the board re-issue this petition showing 1415 Leonard as a single unit. L. Biggs makes a motion to re-issue the petition. S. Pestka seconds the motion. All in favor.

b. Alley North of Mulford, east of Dodge

B. Nash received a call from the petition sponsor for this alley that was issued a petition in 2016 but lacked the support to move forward. They are requesting a new petition to circulate. This alley will have to go back on the waitlist. Public Services staff will go through with a second phase of regrading at this location.

VIII. Roundtable Discussion

L. Biggs will be working on the 2024 Capital Improvement Program and will need to know what alleys will be special assessment and alleys for CDBG. B. Nash stated there are two CDBG alleys which will cost around \$550,000 for both alleys. And the special assessment alley will be around \$500,000. H. Desai has indicated that there is adequate funding in the special assessment fund to cover two alleys. There is five alleys being constructed in 2023 so having five alleys in 2024 is possible, any more than five would be too much with current staffing. B. Nash will provide Lara will budgeting for two special assessment alleys and one General Obligation Bond funded alley.

IX. Adjournment

L. Biggs makes a motion to adjourn. S. Pestka seconds the motion. All in favor.

Board of Local Improvements Alley Projects Summary

2022 Alleys - Special Assessment

No.	S.A.	Location	Estimated Cost	Status	Accepted by BLI	Public Hearing	Ward
32	1527	North of Grant, East of Hastings	\$297,000	Complete	6/8/2021	3/3/2022	6
33	1528	North of Grant, East of Grey	\$345,000	Complete	11/9/2021	3/10/2022	7

Sub-Total (2022 CIP Alleys): \$642,000

2022 Alleys - CDBG

34	N/A	North of Emerson, East of Hartrey	\$390,000	Construction Closeout	N/A		5
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Sub-Total (2022 CDBG Alleys): \$390,000

2022 Alleys - Waste Transfer Settlement Area

35	N/A	North of Lyons, East of Darrow	\$390,000	Construction Closeout	N/A		5
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Sub-Total (2022 Waste Transfer Alleys): \$390,000

2023 Alleys - Special Assessment

No.	S.A.	Location	Estimated Cost	Status	Accepted by BLI	Public Hearing	Ward
36	1529	North of Chancellor, East of Asbury	\$750,000	Court Hearing Pending	11/9/2022	2/28/2023	7

Sub-Total (2023 SA Alleys): \$750,000

2023 Alleys - CDBG

37	N/A	North of Linden Place, East of Custer	\$220,000	Construction	N/A		9
38	N/A	North of Mulford, East of Elmwood	\$240,000	Construction	N/A		8

Sub-Total (2023 CDBG Alleys): \$460,000

2023 Alleys - Chicago-Main TIF

39	N/A	North of Washington, East of Sherman	\$310,000	Construction	N/A		4
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Sub-Total (2023 TIF Alleys): \$310,000

2023 Alleys - Waste Transfer Settlement Area

40	N/A	North of Lyons, West of Ashland	\$350,000	Construction	N/A		5
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Sub-Total (2023 Waste Transfer Alleys): \$350,000

Potential Alley Paving

No.	S.A.	Location	Estimated Cost	Petition Status	Petition Issued	Expiration	Ward
41	-	North of Leonard Pl., East of Green Bay Rd.	\$492,720	Acceptance Pending	5/19/2023	8/19/2023	5
42	-	North of Greenwood, East of Chicago	\$294,000	Receipt Pending	5/4/2023	8/4/2023	3
43	-	North of Crain, E. of Asbury	\$290,000	Receipt Pending	5/19/2023	8/19/2023	4
44	-	North of Colfax St., East of Bryant Ave.	\$408,000	Receipt Pending	5/19/2023	8/19/2023	7

<< 4 ACTIVE PETITIONS - 73 RESIDENTS ON WAITING LIST >>

**Board of Local Improvements
Alley Budget Summary**

2022 Alleys

Estimated Construction Costs				Funding Source			
No.	SA	Location	Total Cost	GO	SA	CDBG	WTS
32	1527	North of Grant, East of Hastings	\$297,000	\$0	\$297,000	\$0	\$0
33	1528	North of Grant, East of Grey	\$345,000	\$0	\$345,000	\$0	\$0
34	N/A	North of Emerson, East of Hartrey	\$390,000	\$0	\$0	\$390,000	\$0
35	N/A	North of Lyons, East of Darrow	\$390,000	\$0	\$0	\$0	\$390,000
Estimated Totals			\$1,422,000	\$0	\$642,000	\$390,000	\$390,000

Awarded Cost				Funding Source			
No.	SA	Location	Total Cost	GO	SA	CDBG	WTS
32	1527	North of Grant, East of Hastings	\$286,095	\$0	\$286,095	\$0	\$0
33	1528	North of Grant, East of Grey	\$355,375	\$0	\$355,375	\$0	\$0
34	N/A	North of Emerson, East of Hartrey	\$388,067	\$0	\$0	\$388,067	\$0
35	N/A	North of Lyons, East of Darrow	\$336,925	\$0	\$0	\$0	\$336,925
Awarded Totals (A)			\$1,366,462	\$0	\$641,470	\$388,067	\$336,925

Final Construction Costs				Funding Source			
No.	SA	Location	Total Cost	GO	SA	CDBG	WTS
32	1527	North of Grant, East of Hastings	\$257,201	\$0	\$257,201	\$0	\$0
33	1528	North of Grant, East of Grey	\$318,116	\$0	\$318,116	\$0	\$0
34	N/A	North of Emerson, East of Hartrey*	\$340,063	\$0	\$0	\$340,063	\$0
35	N/A	North of Lyons, East of Darrow*	\$336,925	\$0	\$0	\$0	\$336,925
Pre-Final Totals (B)			\$1,252,305	\$0	\$575,317	\$340,063	\$336,925

*Work On-going

Surplus (A-B)	\$114,157	\$0	\$66,153	\$48,004	\$0
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**Board of Local Improvements
Alley Budget Summary**

2023 Alleys

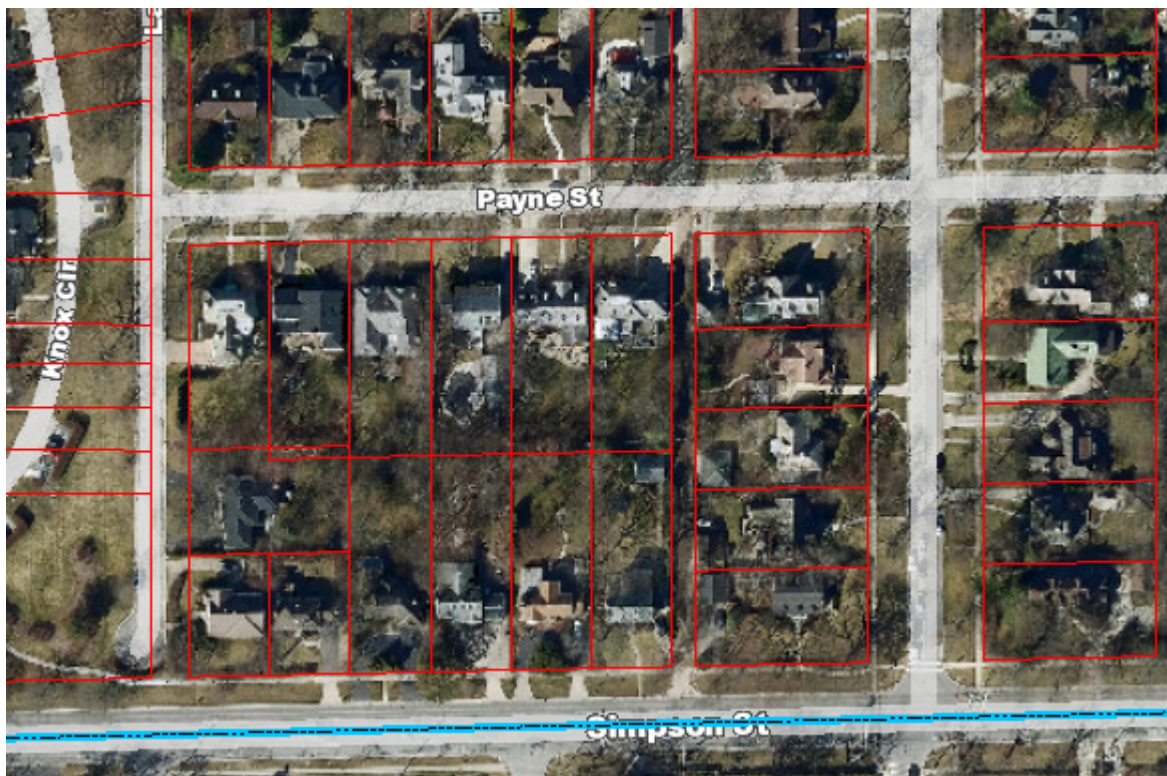
Estimated Construction Costs				Funding Source			
No.	SA	Location	Total Cost	TIF	SA	CDBG	WTS
36	1529	North of Chancellor, East of Asbury	\$750,000	\$0	\$750,000	\$0	\$0
37	N/A	North of Linden Place, East of Custer	\$220,000	\$0	\$0	\$220,000	\$0
38	N/A	North of Mulford, East of Elmwood	\$240,000	\$0	\$0	\$240,000	\$0
39	N/A	North of Washington, East of Sherman	\$310,000	\$310,000	\$0	\$0	\$0
40	N/A	North of Lyons, West of Ashland	\$350,000	\$0	\$0	\$0	\$350,000
Estimated Totals			\$1,870,000	\$310,000	\$750,000	\$460,000	\$350,000

Awarded Cost				Funding Source			
No.	SA	Location	Total Cost	TIF	SA	CDBG	WTS
36	1529	North of Chancellor, East of Asbury	\$676,377	\$0	\$676,377	\$0	\$0
37	N/A	North of Linden Place, East of Custer	\$220,000	\$0	\$0	\$220,000	\$0
38	N/A	North of Mulford, East of Elmwood	\$240,000	\$0	\$0	\$240,000	\$0
39	N/A	North of Washington, East of Sherman	\$310,000	\$310,000	\$0	\$0	\$0
40	N/A	North of Lyons, West of Ashland	\$329,212	\$0	\$0	\$0	\$329,212
Awarded Totals (A)			\$1,775,589	\$310,000	\$676,377	\$460,000	\$329,212

Final Construction Costs				Funding Source			
No.	SA	Location	Total Cost	TIF	SA	CDBG	WTS
36	1529	North of Chancellor, East of Asbury	\$0	\$0	\$0	\$0	\$0
37	N/A	North of Linden Place, East of Custer	\$0	\$0	\$0	\$0	\$0
38	N/A	North of Mulford, East of Elmwood	\$0	\$0	\$0	\$0	\$0
39	N/A	North of Washington, East of Sherman	\$0	\$0	\$0	\$0	\$0
40	N/A	North of Lyons, West of Ashland	\$0	\$0	\$0	\$0	\$0
Pre-Final Totals (B)			\$0	\$0	\$0	\$0	\$0

Surplus (A-B)	\$1,775,589	\$310,000	\$676,377	\$460,000	\$329,212
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ALLEY NORTH OF SIMPSON, WEST OF CENTRAL PARK



**ESTIMATED ASSESSMENT COSTS - UNIT METHOD
 CONCRETE PAVEMENT WITH DRAINAGE SYSTEM
 ALLEY NORTH OF SIMPSON, WEST OF CENTRAL PARK**

LENGTH OF ALLEY (FEET): 430
 WIDTH OF ALLEY (FEET): 20
 COST PER SQUARE YARD: \$270
 ESTIMATED COST OF ALLEY: \$258,000.00
 CITY SHARE: \$129,000.00
 PRIVATE SHARE: \$129,000.00
 COST PER UNIT (7 TOTAL): \$18,428.57

PIN	ADDRESS	UNITS	TOTAL PAYMENT
10-11-323-006-0000	3014 PAYNE ST	1	\$18,428.57
10-11-323-012-0000	3015 SIMPSON ST	1	\$18,428.57
10-11-323-013-0000	2130 CENTRAL PARK AVE	1	\$18,428.57
10-11-323-014-0000	2122 CENTRAL PARK AVE	1	\$18,428.57
10-11-323-015-0000	2116 CENTRAL PARK AVE	1	\$18,428.57
10-11-323-016-0000	2110 CENTRAL PARK AVE	1	\$18,428.57
10-11-323-017-0000	2100 CENTRAL PARK AVE	1	\$18,428.57
Total		7	\$129,000.00